



Lawnwood Drive

Goldthorpe, S63 9GD

Guide Price £130,000 - £140,000

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- TWO BEDROOM TOWNHOUSE
- OFF ROAD PARKING
- LEASEHOLD
- SPLENDID REAR GARDEN WITH SUMMER HOUSE
- EPC RATING: C
- SOUGHT AFTER LOCATION
- MODERN FIXTURES AND FITTINGS
- GOOD COMMUTE LOCATION
- NO UPWARD CHAIN
- COUNCIL TAX BAND: A

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Nestled in a tranquil cul-de-sac on Lawnwood Drive, Goldthorpe, this modern two-bedroom end town house is a splendid choice for first-time buyers or savvy investors. The property boasts a stylish and contemporary design, ensuring low-maintenance living without compromising on comfort.

Upon entering, you will find a well-appointed Lounge area with downstairs WC, adding to the practicality of the home. The heart of the house is undoubtedly the modern kitchen, which is both stylish and functional, perfect for those who enjoy cooking and entertaining. The living spaces are bright and inviting, creating a warm atmosphere throughout.

One of the standout features of this property is the beautiful enclosed rear garden, complete with a charming summer house. This outdoor space is ideal for relaxation, gardening, or hosting gatherings with friends and family.

Goldthorpe itself is a vibrant village, offering a variety of local amenities such as shops, cafés, schools, and leisure facilities. The area is well-connected, with excellent transport links by road, rail, and bus, making it easy to reach nearby towns like Barnsley, Doncaster, and Rotherham.

With ongoing regeneration in the region and a strong demand for rental properties, this well-presented home represents a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio. Don't miss your chance to view this delightful home in a sought-after location.

LOUNGE

13'6" x 11'6" (4.11m x 3.51m)

via a composite door this leads in to the spacious open plan living room with staircase leading to first floor, wall mounted radiator, aerial point and uPVC window looking out to front of property. Further door leading to the inner hall giving access to WC, storage cupboard and kitchen/diner

DOWNSTAIRS WC

4'8" x 2'9" (1.42m x 0.84m)

Handy addition to any household this room comprises of low flush WC, wash hand basin and wall mounted radiator.

KITCHEN

13'6" x 8'6" (4.11m x 2.59m)

Step inside the spacious family kitchen with a range of fitted white gloss wall and base units providing storage with contrasting work surface over. Comprising of integrated electric oven and four ring electric hob with extractor fan over, sink with drainer and matching mixer tap, integrated fridge and freezer with integrated microwave. Tile flooring with tall vertical radiator and uPVC window overlooking the garden. Extra bonus of breakfast bar matching the kitchens work surface and uPVC French doors leading straight into the rear garden filling the room with natural light.

LANDING

Carpeted landing space having wall mounted radiator with access to loft and all doors lead to both bedrooms and bathroom.

BEDROOM ONE

13'6" x 8'6" (4.11m x 2.59m)

Generously sized master bedroom with uPVC window over looking the rear garden. Wall mounted

radiator with carpet flooring and plenty of space for adding extra bedroom furniture.

BEDROOM TWO

13'6" x 9'0" (4.11m x 2.74m)

Another good sized bedroom with uPVC window over looking the front elevation. Wall mounted radiator, carpet flooring, neutral décor and handy over stairs storage cupboard located in the corner.

BATHROOM

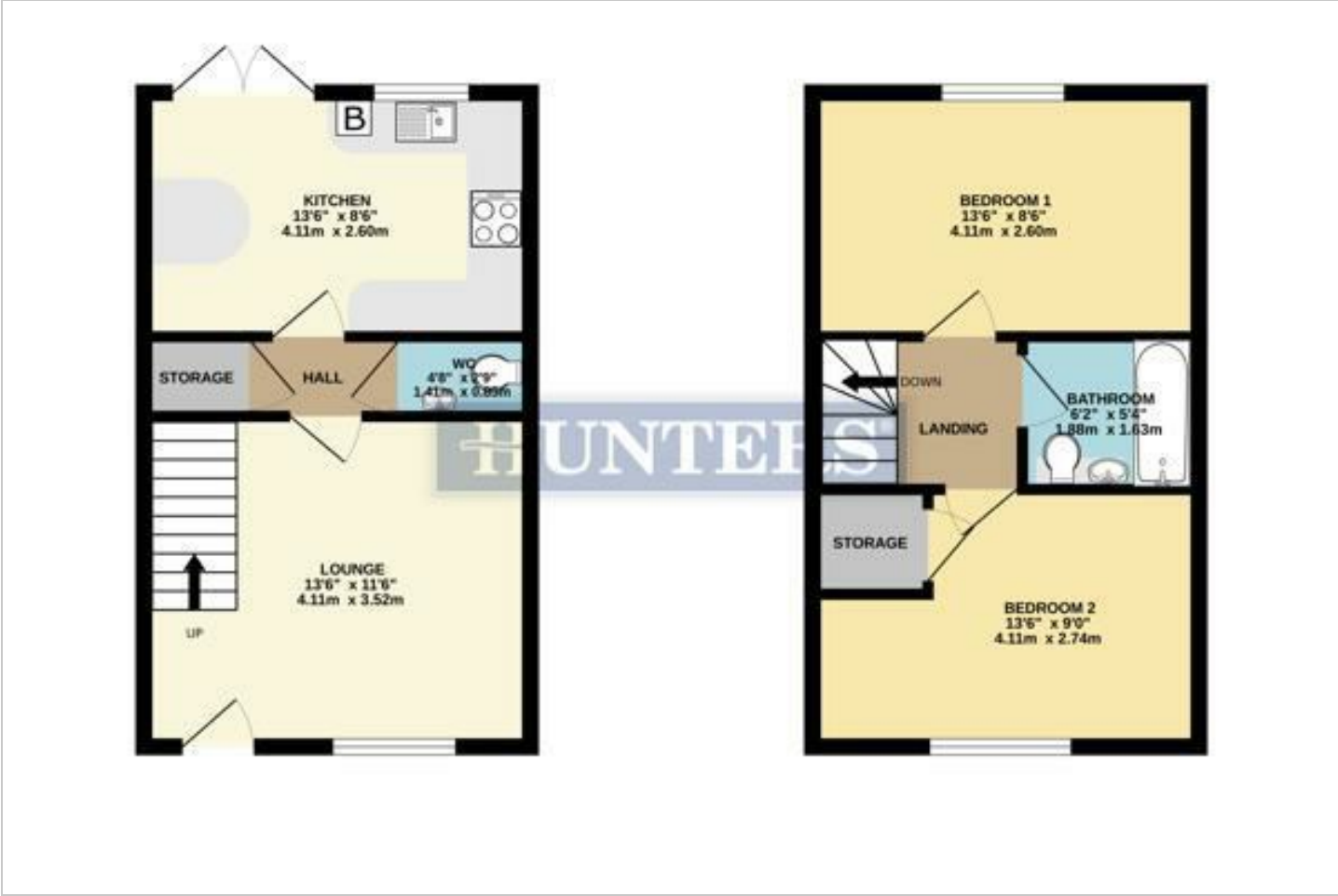
6'2" x 5'4" (1.88m x 1.63m)

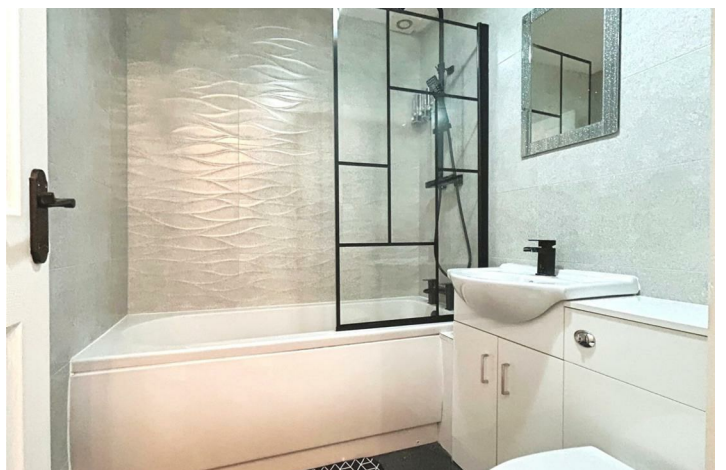
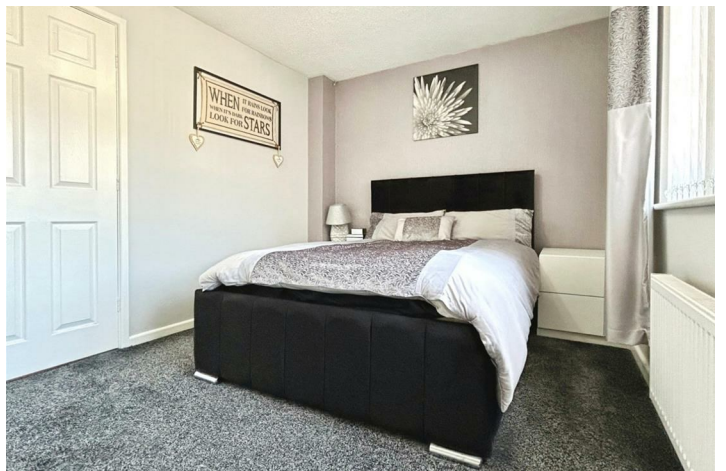
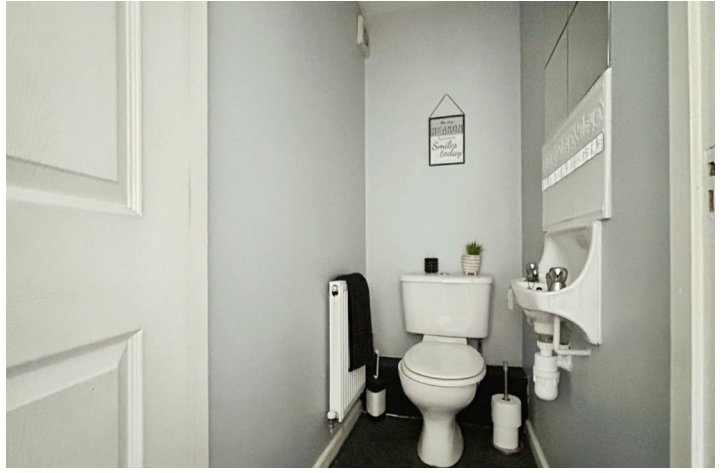
Sleek family bathroom with white suite comprising of fitted bath with shower over and glass screen, vanity unit with built in pedestal sink and low flush WC. Vinyl flooring with extra bonus of heated towel rail and extractor fan in place.

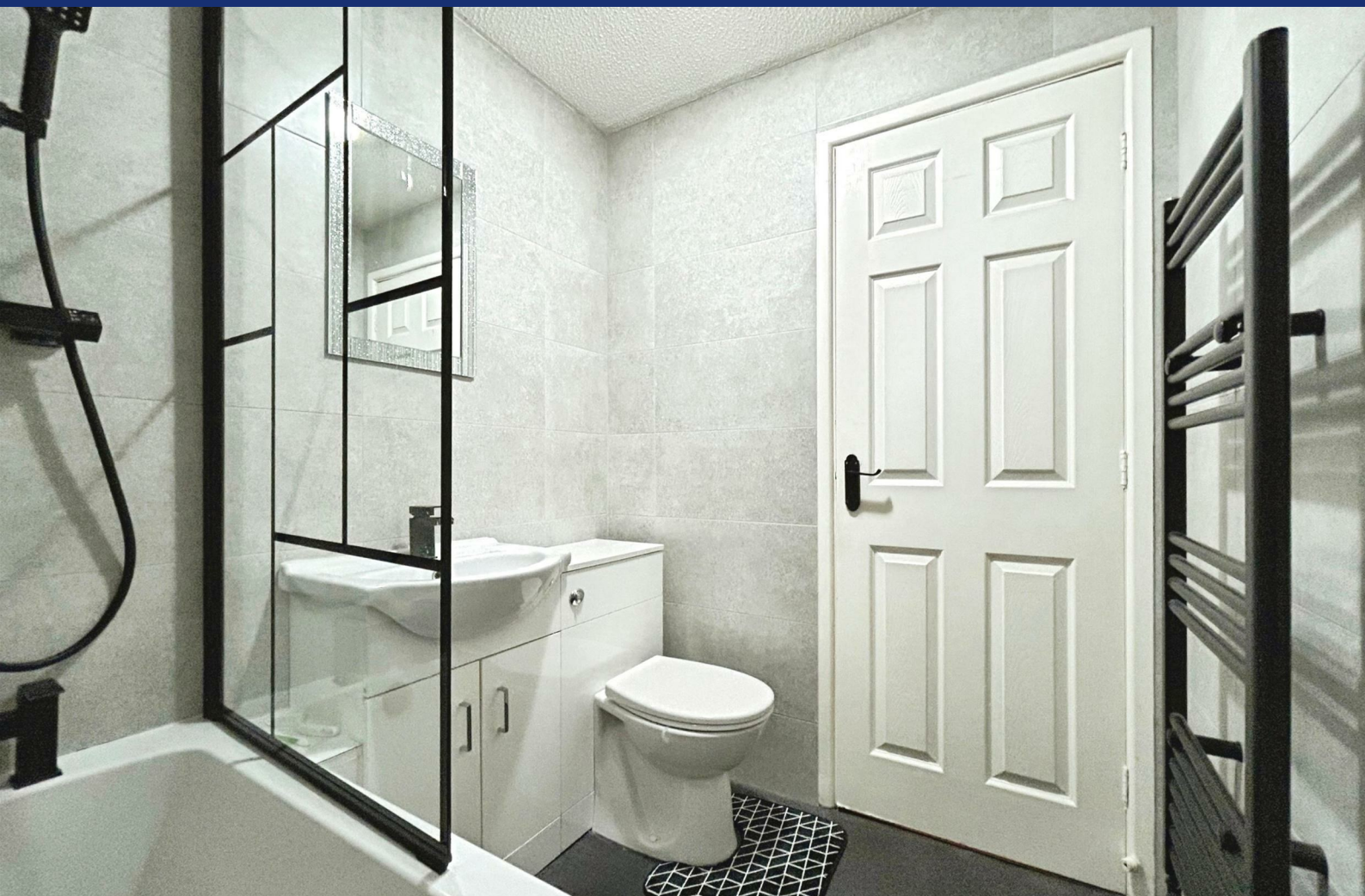
EXTERIOR

Beautiful enclosed rear garden. Separated on two different offering a secure easy to maintain upper level comprising of artificial grass and the perfect place to sit and unwind in the summer months. Down wooden steps accesses the lower level where you will find a fully block paved area and its very own summer house to be used as you wish. Allocated parking available at the side of the buildings.

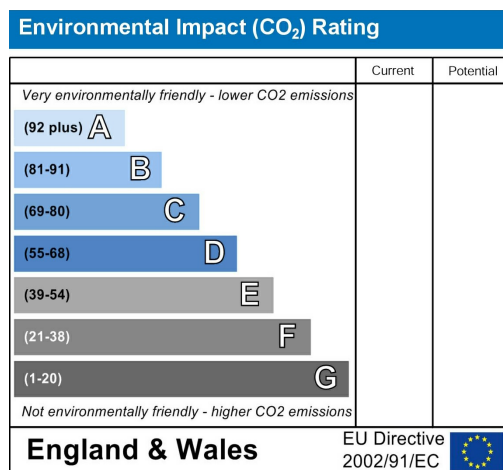
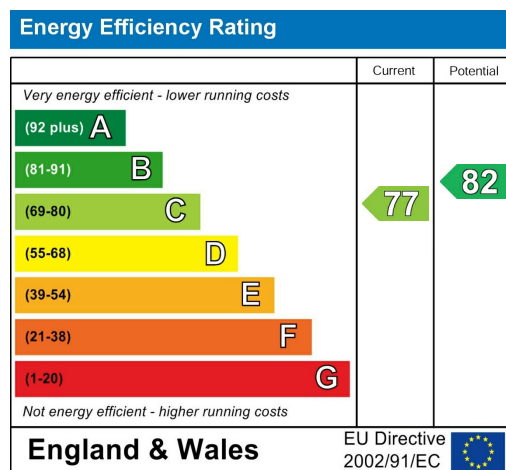
Floorplan







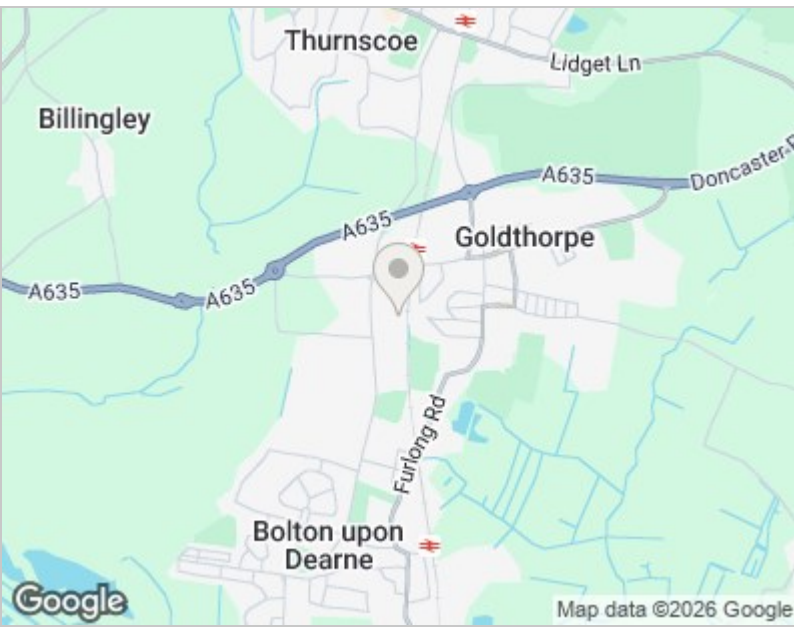
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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